

Town of Chatham Comprehensive Plan Steering Committee

MINUTES

FEBRUARY 7, 2007

7:30 PM

TOWN HALL

MEETING CALLED BY	Mike Hart
TYPE OF MEETING	Regular Monthly Meeting
FACILITATOR	Nan Stolzenburg
NOTE TAKER	Bob Balcom
ATTENDEES	Ira Marks, Randi Walker, Kary Jablonka, Mike Hart, Mary Gail Biebel, Bob Balcom, Jean Rohde, Nan Stolzenburg

Agenda topics

CALL TO ORDER

MIKE HART

DISCUSSION	The meeting was called to order by Mike Hart at 7:40 PM

APPROVAL OF MINUTES

BOB BALCOM

DISCUSSION	It was requested that the minutes include the following, " A straw poll was taken regarding endorsing the threshold concept." Mary Gail Biebel made a motion to approve the January 3, 2007 minutes (2 nd Ira Marks) as amended. Unanimous.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Post minutes to town website	Bob Balcom	ASAP

OLD BUSINESS - DENSITY

MIKE HART

DISCUSSION	Mike Hart continued the discussion about density of homes utilizing the "Threshold Concept" in which the following statements and actions were presented:
<p>Nan Stolzenburg gave an overview of the information compiled by Van Calhoun regarding new homes, residential lots created, and commercial permits including the following:</p> <ul style="list-style-type: none"> ▪ Significant trend to look at is the rate of housing unit (structures) rather than population growth. ▪ Land is being used up at a higher rate then the population growth. ▪ The information helps get a perspective on growth rate. ▪ There is no data for 2001 and 2006 is lower then other years. Unsure of why that happened but maybe due to the moratorium and zoning law changes. ▪ It is a low rate of growth which would take a long time to reach build-out. ▪ The situation in Chatham may be "sprawl without growth" due to the disparity in structures built vs. increase in population. ▪ If all lots subdivided were built on then the rate of growth for housing units would have doubled. Need to take into consideration. ▪ Development is the end stage of land use. The land is used up – no longer able to be used in other ways. <p>The committee then continued the discussion making the following points:</p> <ul style="list-style-type: none"> ▪ There is a larger out-migration then in. We want to try to keep people here. ▪ The subdivision rate would reach build out in 218 years. ▪ Plan needs to identify what should be done if/when threshold is reached. ▪ Provide tools for future people so they can make decisions quickly. ▪ Does not take into account where growth will occur. Doesn't protect against large subdivision (excess of 20). ▪ Threshold needs to be tied to where subdivision is. ▪ Threshold applies to non-hamlet zones. ▪ Bulk of subdivisions has been in prime farmlands. ▪ Down-zoning (increase lot sizes on prime lands) was briefly discussed. 	

- Sliding scale zoning – scale of density given to different size parcels. Smaller parcels more suitable for development (not as useable for farming). Over time directs growth to the more populated areas.
- No tools were discussed to slow growth. Actually there are tools but we haven't agreed to use them.
- Environmental control formula doesn't apply to prime farm lands.
- We are still struggling with the need for a number that is acceptable.
- Rural siting does not apply to less than a major subdivision.
- Could map where building is taking place. If it is in prime farmlands then trigger threshold mechanism.
- We need to decide on what the key concepts are, identify them, vote on them and move on.
- Should we consider a growth management tool?
- Mary Gail Biebel made a motion to review growth management tools and determine which may work in Chatham. (2nd Kary Jablonka)
- Environmental control formula needs to include soils, farmland.
- Need to look at rural siting guidelines.
- Nan Stolzenburg to identify several questions that must be discussed and voted on before proceeding.
- She will also provide growth management information.

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Prepare questions to be voted on by committee	Nan Stolzenburg	2/27/2007
Provide growth management information	Nan Stolzenburg	ASAP

NEW BUSINESS/OPEN FORUM

COMMITTEE

DISCUSSION	No new business was presented.
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ADJOURNMENT

MIKE HART

DISCUSSION	Mary Gail Biebel motioned for adjournment at 10:07 pm (2 nd Randi Walker). Unanimous.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE